

020.A

0004

0407.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

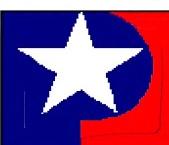
403,000 / 403,000

USE VALUE:

403,000 / 403,000

ASSESSED:

403,000 / 403,000


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
34		HAMILTON RD, ARLINGTON

OWNERSHIP	Unit #:	407
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Owner 1: LOW UTA MARION

Owner 2:

Owner 3:

Street 1: 34 HAMILTON ROAD #407

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 879 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6049																

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	403,000			403,000		145881
							GIS Ref
							GIS Ref
							Insp Date
							12/14/17

PREVIOUS ASSESSMENT								Parcel ID	020.A-0004-0407.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	403,000	0	.	.	403,000		Year end	12/23/2021
2021	102	FV	390,800	0	.	.	390,800		Year End Roll	12/10/2020
2020	102	FV	379,500	0	.	.	379,500	379,500	Year End Roll	12/18/2019
2019	102	FV	356,300	0	.	.	356,300	356,300	Year End Roll	1/3/2019
2018	102	FV	318,300	0	.	.	318,300	318,300	Year End Roll	12/20/2017
2017	102	FV	295,700	0	.	.	295,700	295,700	Year End Roll	1/3/2017
2016	102	FV	295,700	0	.	.	295,700	295,700	Year End	1/4/2016
2015	102	FV	277,200	0	.	.	277,200	277,200	Year End Roll	12/11/2014

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17453-106		10/1/1986		150,000	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
12/14/2017										Measured	DGM	D Mann					
3/9/2009										Inspected	372	PATRIOT					
5/6/2000											197	PATRIOT					

Sign: _____ VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			17D 173081 646-4803, Building Number 34.											
Sty Ht: 1	- 1 Story			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1	- Concrete			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath:	Rating:														
Prime Wall: 7	- Brick			A HBth:	Rating:														
Sec Wall:				OthrFix:	Rating:														
Roof Struct: 4	- Flat			OTHER FEATURES															
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average														
Color: BRICK				A Kits:	Rating:														
View / Desir: W10 - WATER 10				Frl:	Rating:														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C	- Average			CONDOS INFORMATION															
Year Blt: 1985	Eff Yr Blt:			Location: W	- Water View														
Alt LUC:				Total Units:															
Jurisdict:				Floor: 4	- 4th Floor														
Const Mod:				% Own:	0.441900015														
Lump Sum Adj:				Name:	34 - 6049														
INTERIOR INFORMATION				DEPRECIATION				REMODELING								RES BREAKDOWN			
Avg Ht/FL: STD				Phys Cond: AV	- Average			20.	%	Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal 2	- Plaster			Functional:					%	Interior:	1	3	1	0					
Sec Int Wall:				Economic:					%	Additions:									
Partition: T	- Typical			Special:					%	Kitchen:									
Prim Floors: 10	- Parquet			Override:					%	Baths:									
Sec Floors:				Total:	20.4			%		Plumbing:									
Bsmnt Flr: 12	- Concrete			CALC SUMMARY						Electric:									
Subfloor:				Basic \$ / SQ:	325.00					Heating:									
Bsmnt Gar:				Size Adj.: 1.18259382						General:									
Electric: 3	- Typical			Const Adj.: 1.13122988															
Insulation: 2	- Typical			Adj \$ / SQ: 434.780															
Int vs Ext: S				Other Features: 32808															
Heat Fuel: 3	- Electric			Grade Factor: 1.00															
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.22000003															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100				LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 506275															
% Com Wal	% Sprinkled			Depreciation: 103280						Juris. Factor:		Before Depr:	530.43						
				Deprecated Total: 402995						Special Features: 0		Val/Su Net:	458.48						
										Final Total: 403000		Val/Su SzAd:	458.48						
MOBILE HOME				WtAv\$/SQ:	AvRate:			Ind.Val:											
Make:																			
Model:																			
Serial #:																			
Year:																			
Color:																			
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 020.A-0004-0407.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N Total Yard Items: Total Special Features: Total:																			